



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT

AFTER ACTION REPORT

FRIDAY, FEBRUARY 7, 2014

9:00 A.M.

CITY COMMISSION CHAMBERS, THIRD FLOOR
1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

A. CONTINUANCES

1. File No. 3646 (Appeal)
The Residences at the Bath Club Condominium Association, Inc., The Residences at the Bath Club Maintenance Association, Inc., and Thomas K. Ireland
5937-5959 Collins Avenue
Applicant requested continuance to the March 7, 2014 meeting -Preira/Urquiza 6-0.
2. File No. 3650
Christian de Berdouare and Jennifer Valoppi
5750 North Bay Road
Applicant requested continuance to the March 7, 2014 meeting -Urquiza/Fox 6-0.
3. File No. 3687
Nakash Strand, LLC. c/o Jordache Enterprises
1060 Ocean Drive
Applicant requested continuance to the March 7, 2014 meeting -Leser/Preira 6-0.

B. CONTINUED CASES

1. File No. 3661
Deauville Hotel
6701 Collins Avenue

The applicant, the Deauville Hotel, is requesting the following variance in order to place an emergency generator within the required interior side yard setback:

1. A variance to waive 35'-11" of the minimum required interior side yard setback of 40'-0" in order to place an emergency generator at 4'-1" from the north property line.

Approved with additional condition -Leser/Urquiza 5-0.

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2. File No. 3670
El Kantaoui Investment, LLC.
199 Palm Avenue

The applicant, El Kantaoui Investment Inc., is requesting the following variances in association with the construction of a new 2-story single family home:

1. A variance to exceed by 2'-1" the maximum permitted elevation height of +6'-5" NGVD within the required yards in order to build portions of the pool's retaining walls and deck at +8'-6" NGVD.
2. A variance to waive 9'-6" of the required 20'-0" minimum front yard setback for a swimming pool in order to build the pool's retaining walls at 10'-6" from the front property line facing Palm Avenue.
3. A variance to exceed by 75% (11'-3") the maximum allowable projection of 25% (3'-9") into the required side yard in order to build entry steps and planters with 100% (15'-0") encroachment into the side yard of the property at an elevation of 8'-3" above grade.
4. A variance to exceed by 3'-0" the maximum permitted building height of 25'-0" as measured from grade in order to build a new two story single family residence up to 28'-0" in high from grade.

Approved -Leser/Urquiza 5-0.

3. File No. 3682
Hilma, LLC.
334 Ocean Drive

1. A variance to waive the required minimum hotel unit size within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of the hotel units shall be 335 s.f. or larger in order to retain 22 hotel units at less than 300 s.f. (the smallest at 185 s.f.) and to reconstruct 3 hotel units at less than 300 s.f. (the smallest at 163 s.f.) with a total of 25 hotel units at less than 300 s.f.
2. A variance to waive 6'-6" of the minimum required rear pedestal setback of 11'-6" in order to permit the construction of a trash room enclosure up to the rear property line.
3. A variance to waive 5'-0" of the minimum required interior side pedestal setback of 5'-0" in order to build a stair and handrails up to the north property line.

Approved with additional conditions -Colin/Urquiza 6-0.

C. NEW CASES

1. File No. 3684
F & F South Beach Properties, LLC.
635-643 Jefferson Avenue

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The applicant, F & F South Beach Properties, LLC., is requesting the following variance in order to build two additions located at the east portion of the property, facing the alley.

1. A variance to waive 9'-4" of the minimum required rear pedestal setback of 14'-0" in order to build two 3-story additions to the existing buildings at 4'-8" from the rear property line.

Approved –Urquiza/ Leser 6-0.

2. File No. 3685
1510 Bay Dr. Partners, LLC.
1510 Bay Drive

The applicant, 1510 Bay Dr. Partners, LLC., is requesting the following variances in order to permit the remodeling and addition to a two story single family residence.

1. A variance to exceed by 2'-0" the maximum permitted building height of 25'-0" for a two story home in order to renovate and build additions to an existing single family residence up to 27'-0" in height measured from grade.
2. A variance to waive 2'-6" of the minimum required sum of the side yards of 15'-0" in order to provide a sum of the side yards of 12'-6".

Approved –Fox/Urquiza 6-0.

3. File No. 3689
Park Central Partners, LLC.
626-650 Ocean Drive

The applicant, Park Central Partners, LLC., is requesting the following variance in order to remodel the historic buildings on the site as part of a hotel development:

4. A variance to exceed by 3'-9" the maximum permitted projection of 1'-3" into the required side yard of 5'-0", in order to build a stairs and a pathway at a height of +14.94 NGVD up to the south property line.

Approved –Fox/Colin 6-0.

4. File No. 3690
620 Park Central Partners, LLC.
620 Ocean Drive

The applicant, 620 Park Central Partners, LLC., is requesting the following variances in order to build a new 4-story hotel.

1. A variance to exceed by 3'-9" the maximum permitted projection of 1'-3" into the required side yard of 5'-0", in order to build stairs and a pathway at a height of +14.94 NGVD up to the north property line.
2. A variance to exceed the maximum permitted deck area above the main roof line, in order to build an accessible roof deck for a new 4-story hotel

Approved –Urquiza/Fox 6-0.

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**5. File No. 3691
Michael Chetcuti and Kyle Evans
1301 Lenox Avenue**

The applicant, Michael Chetcuti and Kyle Evans are requesting the following variances in order to remodel and build a 2-story addition to a single family home:

1. A variance to waive 15'-0" of the minimum required 22'-6" rear setback in order to build a one story addition at 7'-6" from the rear property line.

Approved –Preira/Colin 6-0.

**6. File No. 3692
2377 Collins Resort, L.P.
2301 and 2377 Collins Avenue**

The applicant, 2377 Collins Resort, L.P., is requesting the following variances in order to remodel the existing buildings on the site:

1. A variance to exceed by 2'-0" the maximum permitted height of 16'-0" for a porte-cochere in order to build a new porte-cochere in front of the property up to 18'-0" in height, facing Collins Ave.
2. A variance to waive 50'-0" of the minimum required pedestal street side setback of 50'-0" in order to build a emergency stair up to the north property line, facing 24th Street.
3. A variance to waive 46'-2" of the minimum required pedestal street side setback of 50'-0" in order to build a emergency stair at 3'-10" from the south property line, facing 23rd Street.
4. A variance to waive 96'-2" of the minimum required sum of the side yards of 100'-0" in order to provide a sum of the side yards of 3'-10".

Approved –Fox/Urquiza 6-0.

D.NEXT MEETING DATE

Friday, March 7, 2014

In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.
